
SPECIAL REPORT

SHELTERING THE HOMELESS IN DUTCHESS COUNTY



FEBRUARY 2026



**OFFICE OF THE
DUTCHESS COUNTY COMPTROLLER**
DAN AYMAR-BLAIR, COMPTROLLER

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Dear County Officials and Taxpayers,

The Dutchess County Comptroller's Office has completed a special report on the County's efforts to develop sheltering solutions for the homeless population, from the creation of a task force in 2019 through the recent award of a **\$13 million** Homeless Housing and Assistance (HHAP) grant in 2024. This grant was awarded specifically for the use of the property located at 26 Oakley Street in the City of Poughkeepsie, the budget of which is available in this report.

Based on data from the U.S. Department of Housing and Urban Development (HUD) and the U.S. Census Bureau, Dutchess County experienced a 42% increase in homelessness between 2015 and 2019. According to a 2025 report from the Office of the State Comptroller, Dutchess County experienced an overall 11% increase of homelessness between 2022 and 2024. Within this period, homelessness among individuals under 18 increased by 30%, and homelessness among families rose by 40%. At the end of 2024, the homeless population was 705 people.

Homelessness in Dutchess County was exacerbated by the COVID-19 pandemic, and in 2020 former County Executive Marcus Molinaro announced that temporary housing facilities (PODs) previously used for overflow inmates from the Dutchess County Jail would be used to shelter the homeless. However, the PODs were never intended for long-term use, and a 2014 resolution authorizing the initial construction of these structures for jail inmates was given a probable useful life of 5 years. 11 years later, in April 2025, the County Executive's Office supplied a memorandum to the Legislature warning that the PODs were "at risk of potential catastrophic failure, notably the potential tearing of the roof fabric." The County has continued to pay for maintaining and repairing the PODs through November 2025.

Since 2020, the County pursued a variety of solutions to homelessness, most notably the purchase of a building at 26 Oakley Street in the City of Poughkeepsie in 2022 for approximately **\$2.1 million**. In 2024, Dutchess County spent **\$8,340,232** on temporary shelter expenditures, including costs for motels.

After the purchase of the 26 Oakley Street property, it was learned that New York State's Office of Temporary and Disability Assistance (OTDA) code requirements would require significant expense to make a homeless shelter viable, leading the County to explore other options, including the old jail building at 150 North Hamilton Street. As with previous reporting, this Office has observed a notable lack of due diligence prior to the purchase of large, expensive properties for what would be long-term, costly projects. The Comptroller's Office strongly recommends that the County develop a formal policy for property acquisition, including a substantive cost analysis of potential properties that are presented to the Legislature for public review and comment.

As of the writing of this report and barring the success of a federal civil rights lawsuit filed by the City of Poughkeepsie in September 2025, the County intends to continue its efforts to develop the 26 Oakley Property into a homeless shelter with the **\$13,023,795** in grant funding awarded in 2024.

The Comptroller's Office would like to thank the Department of Community and Family Services (DCFS), the Department of Public Works (DPW), and the Department of Planning and Development (Planning) for their assistance in writing this report.

Respectfully submitted,



Dan Aymar-Blair
Dutchess County Comptroller

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Cover Photo: Source, Spectrum News

I. BACKGROUND

In response to the issue of homelessness in Dutchess County, the local government has historically contracted with partner agencies and vendors to provide emergency shelter. As an additional measure, the County formed a task force in 2019 to brainstorm further solutions to homelessness at the local level. One of the concepts developed by the task force was partially implemented during the COVID-19 pandemic, when an emergency order allowed the County to repurpose existing temporary housing structures, located at the Dutchess County Jail, for the unhoused population. While this action addressed immediate needs, it was not intended as a long-term solution. In 2022, the County sought a more permanent solution by purchasing 26 Oakley Street in the City of Poughkeepsie, with the goal of converting the building into a permanent homeless shelter certified by the [NYS Office of Temporary and Disability Assistance \(OTDA\)](#), which regulates programs providing assistance and support to meet the essential needs of the vulnerable population.

II. OBJECTIVE

The purpose of this report is to provide readers with data pertaining to Dutchess County's homeless sheltering facility costs and how the County became involved in directly sheltering a portion of the homeless population on County-owned property.

III. SCOPE AND METHODOLOGY

This report reviews data pertaining to the homeless population in the County, including the impacts of the COVID-19 pandemic, which occurred between January 1, 2020 and December 31, 2024. Further, this report provides a narrative and financial overview of the County's efforts to develop sheltering solutions for the homeless population from the creation of the task force in 2019 until 2024. Information was obtained from the Department of Community and Family Services (DCFS), the Department of Public Works (DPW), and the Department of Planning and Development (Planning), along with County press releases, Resolutions, financial records, and interviews.

IV. THE HOMELESS POPULATION OF DUTCHESS COUNTY

OTDA defines a homeless person as “an undomiciled person (whether alone or as a member of a family) who is unable to secure permanent and stable housing without special assistance, as determined by the Commissioner of OTDA.”

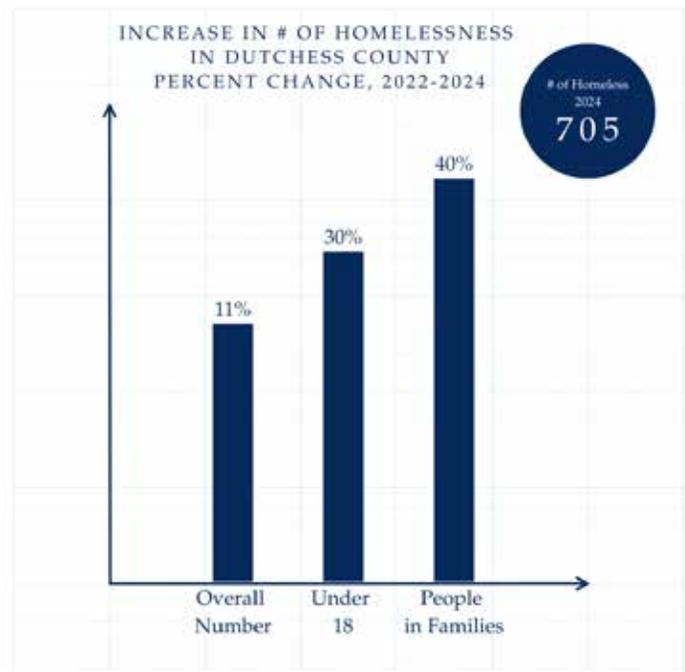
Based on data from the U.S. Department of Housing and Urban Development (HUD) and U.S. Census Bureau, Dutchess County experienced a 42% increase in homelessness between 2015-2019. According to the Office of the State Comptroller’s (OSC) report released in 2025 [“New Yorkers In Need: Homelessness in New York State.”](#) Dutchess County had the lowest increase of homelessness statewide but still experienced an overall 11% increase of homelessness between 2022 and 2024. Within this period, homelessness among individuals under 18 increased by 30%, and homelessness among families rose by 40%.

[Dutchess County Continuum of Care \(DCCoC\)](#)

is a local planning body required by HUD and part of CARES of NY, Inc., a non-profit organization.

The DCCoC’s mission is to “prevent and end homelessness by facilitating collaboration, data collection, planning, education, and advocacy efforts by promoting the development and preservation of needed resources.” The DCCoC is responsible for conducting an annual count of homeless people, called the Point-in-Time Count. According to the [HUD Exchange website](#), “The Point-in-Time (PIT) Count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January.” Unsheltered individuals are those sleeping in a place not designed for or ordinarily used as a regular sleeping accommodation. While HUD only requires a count of unsheltered individuals every other year, on odd-numbered years, the DCCoC conducts both sheltered and unsheltered counts annually.

According to the [2023 annual report](#) from the Dutchess County Department of Community and Family Services (DCFS), there was a 16% increase in requests for emergency housing assistance. Individuals facing homelessness decreased by 6% while families facing homelessness increased by 48%.



IV. THE HOMELESS POPULATION OF DUTCHESS COUNTY, CONT.

In the January 2024 PIT count, DCCoC recorded 705 homeless individuals, representing a 19% increase compared to 2020. Below is a chart of PIT Counts from 2020 to 2024 and pie charts which show the homeless population demographics in 2024.

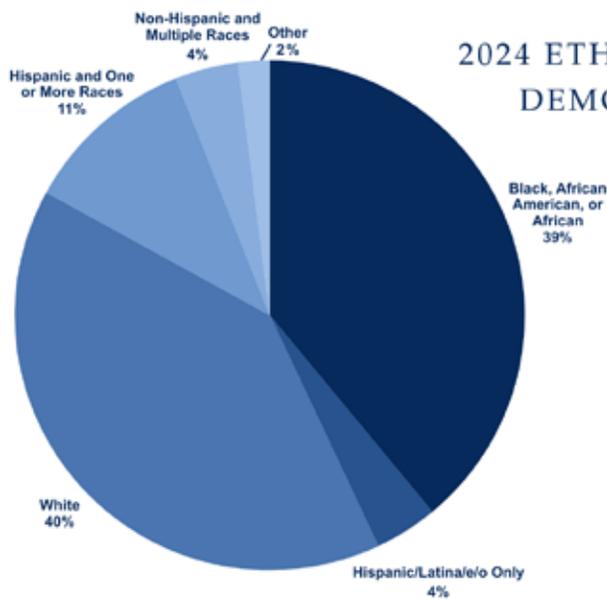
	2020	2021	2022	2023	2024
Households without children ¹	295	316	381	372	367
Households with at least one adult and one child ²	87	64	72	108	117
Households with only children ³	6	6	10	7	6
Homeless Persons	591	536	636	691	705

Data Source: [Point-in-Time Count from caresny.org](https://caresny.org)

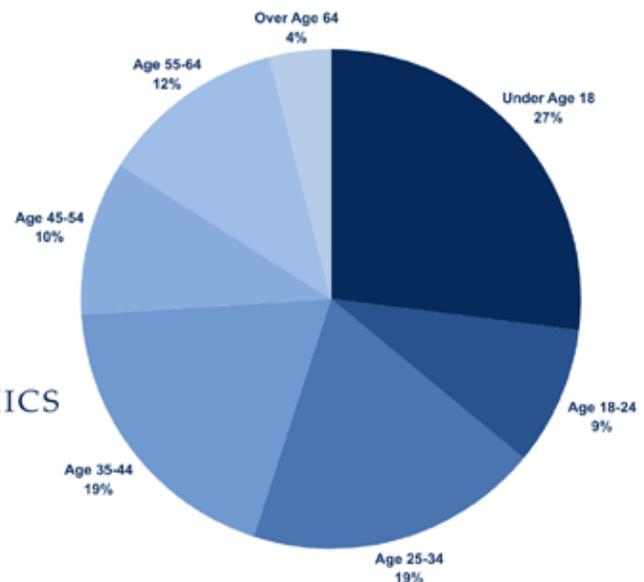
¹This category includes single adults, adult couples with no children, and groups of adults.

²This category includes households with one adult and at least one child under age 18.

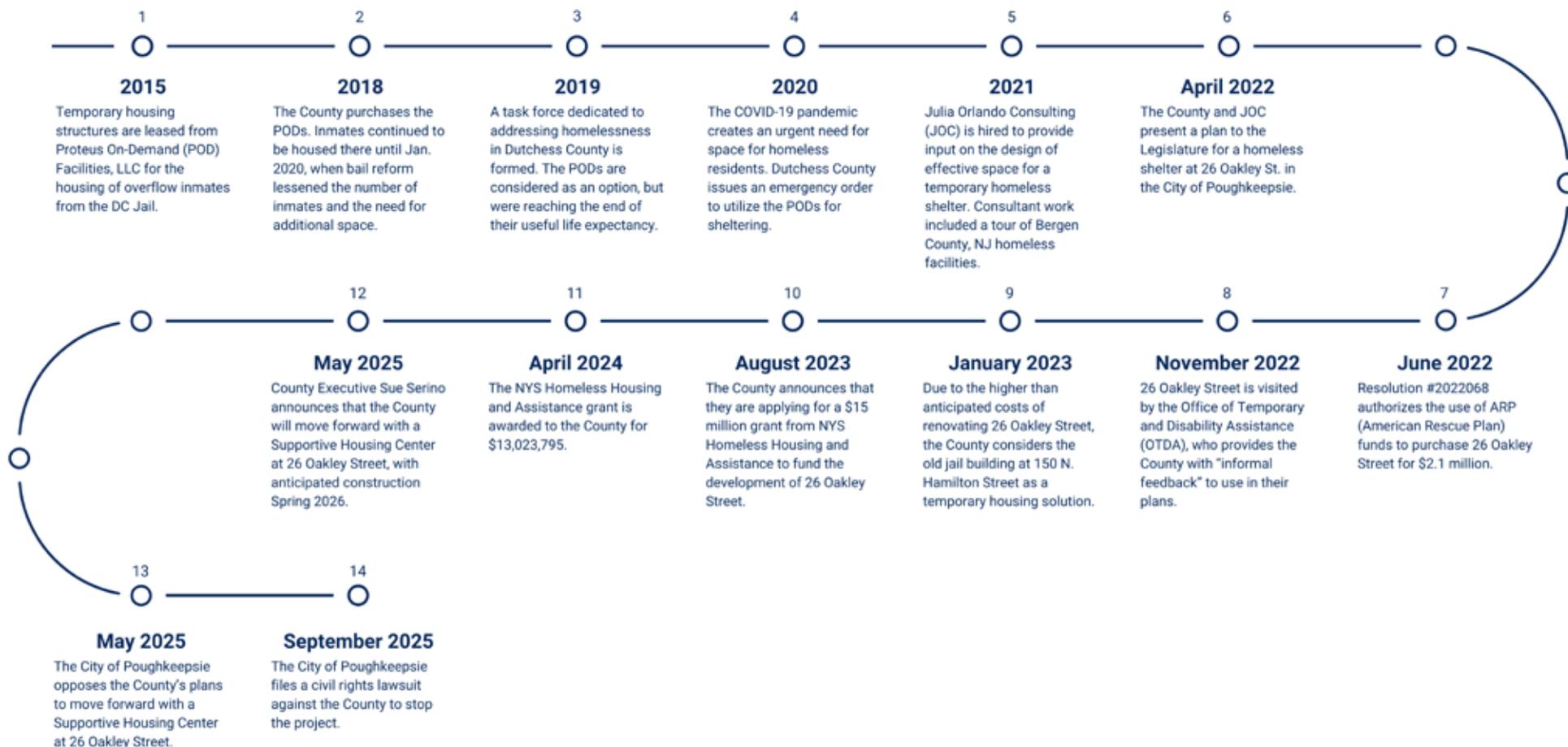
³This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.



2024 AGE DEMOGRAPHICS



DUTCHESS COUNTY “SOLUTIONS TO HOMELESSNESS” TIMELINE 2015-2025



VI. PRIOR TO 2020

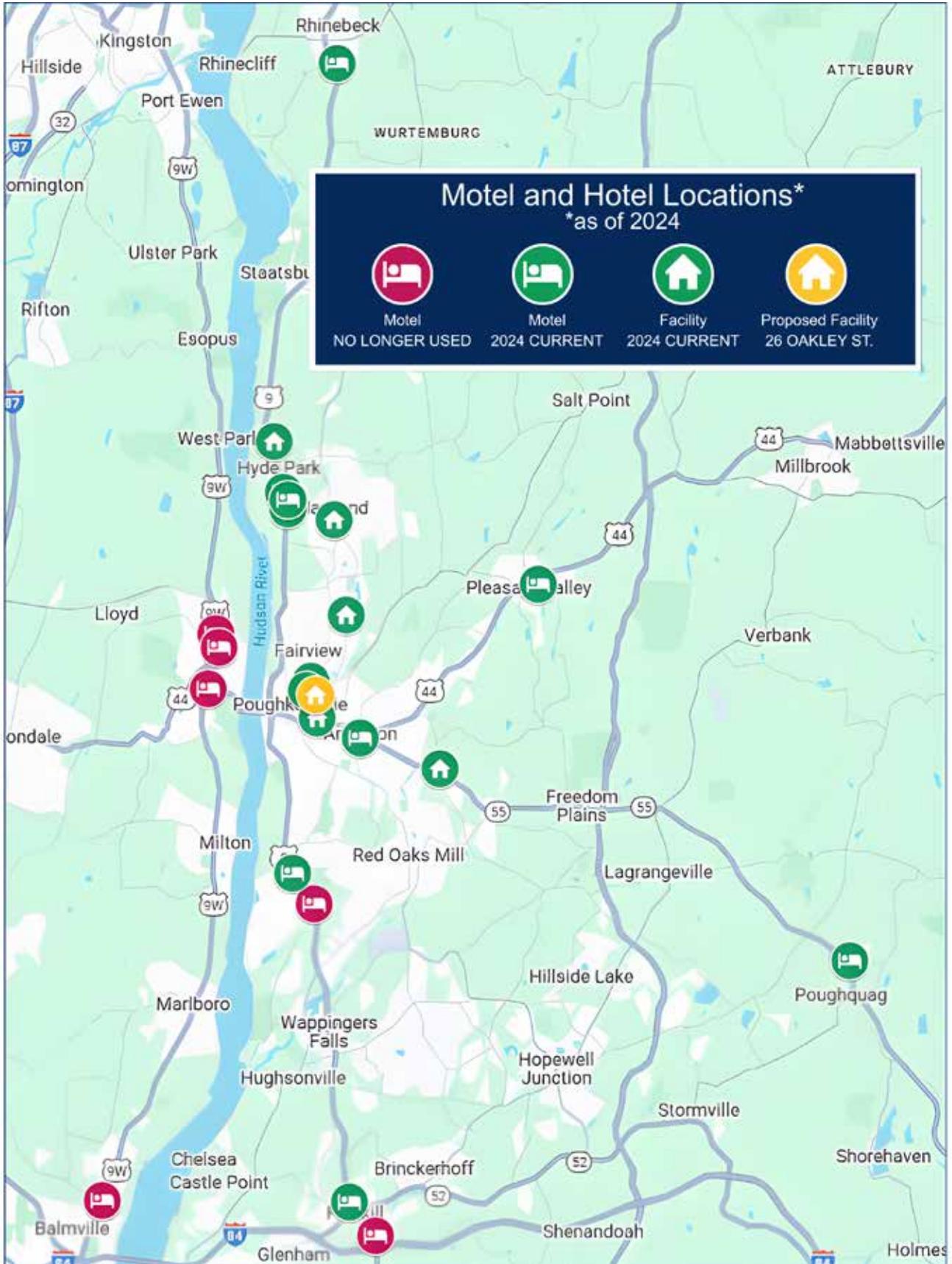
In 2019, a task force was formed to identify and address areas of concern in relation to increased homelessness in Dutchess County. This group was comprised of representatives from the Dutchess County Executive's Office, Planning, and DCFS, along with local support agencies such as Hudson River Housing, Pathways Community Support Services, Community Housing Innovations, Mental Health America, and other community stakeholders. One idea discussed was to expand Section 8, also known as the Housing Choice Voucher (HCV) Program, which is a housing assistance payment program to help subsidize rent in the private rental market. Section 8's goal is to ensure participants pay no more than 30% of their adjusted monthly income towards rent and utilities. This idea was ultimately dismissed because Section 8 is a federal program and not controlled by the County.

The task force also explored the potential use of buildings or structures at 150 North Hamilton Street in the City of Poughkeepsie to house the homeless population, the details of which are discussed later in this report. Stakeholders determined that the County should identify buildings and/or property for potential use or purchase to establish a housing facility, explore possible housing at the Dutchess Community College dorms, and create a Renters Stabilization Center, which would provide help navigating the system, locating available housing, and financial assistance.

VII. TEMPORARY HOUSING: SHELTERS & MOTELS

Dutchess County provides financial support to shelters and motels to house individuals experiencing homelessness. Shelters provide emergency short-term housing for homeless individuals and families. These shelters provide support services to the homeless, including assessment and case management, as well as transitions to temporary and permanent housing. Motels in and around Dutchess County are also used to house the County's homeless population for special situations or when shelters are at capacity. Motel placement is intended for short-term housing and can be challenging as these locations are not usually in close proximity to essential services and support. As shown in the map below, motels as far as Highland and Newburgh have been used in the past, but not since 2022. Most shelters and motels are located in the Town and City of Poughkeepsie and Town of Hyde Park.

VII. TEMPORARY HOUSING, CONTINUED: SHELTERS & MOTELS



VII. TEMPORARY HOUSING, CONTINUED: SHELTERS & MOTELS

According to DCFS, Temporary Shelter Expenditures totaled **\$8,340,232** in 2024. These expenses increased 32% between 2020 and 2024, with the greatest increase occurring between 2022 and 2023. In 2024, **\$2,974,046** was spent on sheltering at motels, which is 36% of total shelter expenditures. A chart of daily sheltering rates can be found in **Exhibit I**. Although rates vary throughout the year, this chart shows the rates in January of each year covering the scope of this report. Additionally, the County pays for any damages to motel rooms incurred during periods of sheltering which are verified at the time of the occurrence but not continuously tracked. The Temporary Shelter Expenditures chart below displays the total by year spent on shelters, including motel expenses.

OBSERVATION:

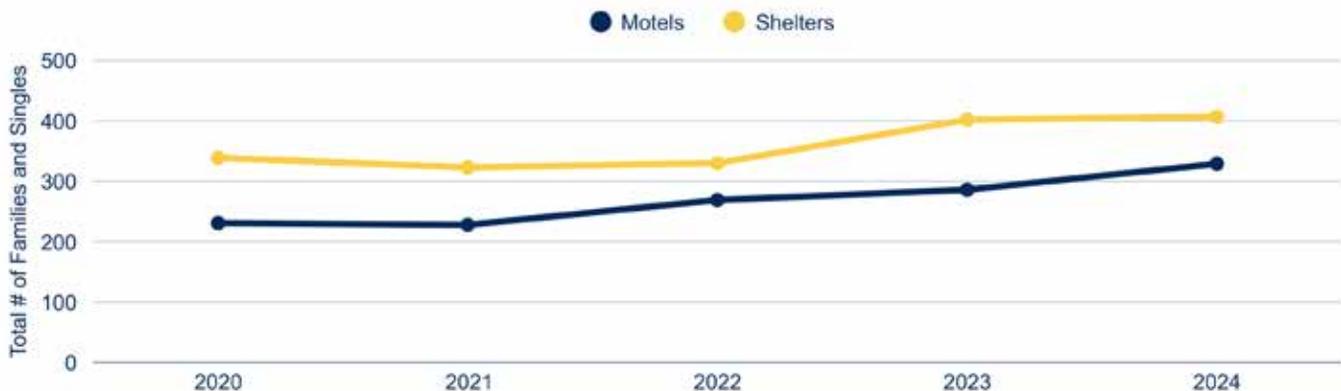
- The total amount spent on motel damages is not readily auditable to DCFS or outside agencies, as the State Benefits and Issuance Control System (BICS) cannot automatically separate the damage-related costs from the overall amounts paid to each motel.

Temporary Shelter Expenditures			
Year	Shelter Amounts	Motel Amounts	Total
2020	\$3,116,483	\$3,195,831	\$6,312,314
2021	\$3,163,426	\$2,298,376	\$5,461,802
2022	\$3,690,511	\$2,579,064	\$6,269,575
2023	\$5,189,874	\$3,283,144	\$8,473,018
2024	\$5,366,186	\$2,974,046	\$8,340,232*

Source: DCFS Annual Audit and DCFS Motel Expense Report

*Not yet published.

The line chart below shows trends of families and individuals housed in motels and shelters between 2020 and 2024.



	2020	2021	2022	2023	2024
Total Families in Motels	57	35	64	135	80
Total Singles in Motels	174	193	205	151	249
	2020	2021	2022	2023	2024
Total Families in Shelters	141	113	162	206	212
Total Singles in Shelters	195	209	167	196	195

VII. TEMPORARY HOUSING, CONTINUED: PODs

Temporary housing structures were completed in 2015 and leased from Proteus On-Demand Facilities, LLC to address the housing of overflow inmates from the Dutchess County Jail, then located at 150 North Hamilton Street in the City of Poughkeepsie. The temporary structures, familiarly known as the PODs, were erected behind the Dutchess County Jail building. Resolution #2014103 authorized funding for this project and stated the probable useful life as five years. In 2018, Proteus On-Demand Facilities, LLC encountered financial difficulties with its lending institution, and as a result, the County purchased the structures from the lending institution. Inmates continued to be housed in the PODs until early January 2020, when bail reform lessened the number of inmates and eliminated the need for additional housing space. During the task force meetings, the PODs were considered for sheltering the homeless but were not seen as a long-term solution due to the structures reaching the end of their expected useful life.

However, due to the COVID-19 pandemic in 2020 and existing facilities lacking the ability to adhere to social distancing guidelines, the County issued an emergency order and began to shelter the homeless in the empty PODs. Former County Executive Marcus Molinaro announced in a press release on October 26, 2020, that the PODs would continue to be used into 2021, with almost **\$900k** in County funding and **\$1M** in U.S. HUD federal grant funding for Hudson River Housing to operate and manage sheltering operations at the PODs.



Photos of POD facilities taken December 2025.



VII. TEMPORARY HOUSING, CONTINUED: PODs

In 2024, DCFS began utilizing the first floor of the former jail building to provide case management services to the clients at the PODs. 389 unduplicated clients were served during 2024 with a daily average of 109 clients. The PODs were never intended for long-term use. According to a memorandum regarding the POD Closure Plan from the County Executive’s Office to the Legislature in April of 2025, these structures are approaching the end of their estimated 10-year useful life and are at “risk of potential catastrophic failure, notably the potential tearing of the roof fabric.” The useful life stated in resolutions which is used for bond and depreciation purposes often differs from the asset’s practical useful life.

The PODs continue to be regularly maintained and repaired to extend the life of the structures, as reflected in the chart of expenses below.

Account	Account Description	2020	2021	2022	2023	2024
		YTD Transactions				
EXPENSE						
A.1620.4105	Bldg & Maint Parts, Supp & Tools	\$989	\$558	\$933	\$1,355	\$2,475
A.1620.4401.105	Professional Services Consultants					93
A.1620.4609	Maint -Service Contracts	2,500	875	2,236	3,010	8,305
A.1620.4613	Repairs/Alt to Real Prop	6,992	842	1,740	18,798	22,476
A.1620.4625	Pest Control				445	295
A.6010.4105	Bldg & Maint Parts, Supp & Tools					263
A.6010.4415	Client Services Non-Mandated			7,974	5,723	
A.6010.4613	Repairs/Alt to Real Prop			528		14,228
EXPENSE TOTALS		\$10,481	\$2,274	\$13,411	\$29,331	\$48,135

VIII. SHELTER SPACE DESIGN AND CONSULTATION

In 2021, DCFS entered into a contract with Julia Orlando Consulting to review and provide input on the design of effective space for a Temporary Homeless Shelter and a drop-in day program. This contract was effective May 1, 2021, through December 31, 2022 for **\$10,000**, but only **\$4,339** was expended. The consultant’s work included tours

	Dutchess County	Bergen County
Population ('24)	299,963	978,641
Median Household Income ('23)	\$97,273	\$123,715
Poverty Rate ('23)	8.0%	6.6%
Budget ('24)	\$601,035,965	\$701,850,376
<i>Source: census.gov</i>		

of an **\$11M** shelter located within a government campus in Bergen County, NJ. Bergen County gained national attention for its successful homeless shelter model, which includes wrap-around services. Two tours were conducted with representatives of various Dutchess County departments, local agencies, and legislators in May 2021 and 2022. The consultant also provided guidance, planning, and support in developing the model for Dutchess County and presenting information to the Legislature. Meetings and presentations with the Legislature were held in March and April of 2022.

IX. 26 OAKLEY STREET

Between 2019-2021, DCFS and Planning explored candidate shelter sites for purchase by the County, although the dates of these site visits could not be verified. In January of 2022, a Request for Proposal (RFP) for professional services for planning, design, and construction management for 26 Oakley Street was published but not awarded. During this time, Julia Orlando Consulting worked with DCFS on an RFP and Legislative presentations. In April 2022, there were presentations by the County and Julia Orlando Consulting to the Public Works and Capital Projects Committee proposing a plan for a homeless shelter and related programs at 26 Oakley Street. During this same meeting, a request was made by a legislator for a list of other properties that had been considered for a shelter facility. The list of locations was provided upon request and updated again a couple of months later in June 2022.



In June 2022, Resolution #2022068 authorized the use of federal American Rescue Plan funds to purchase 26 Oakley Street (H0587) from the Ray A. Johnson, Jr. and Caroline A. Johnson Family Trusts for about **\$2.1M**, and an additional **\$46k** was paid for school and city taxes. Julia Orlando Consulting worked on space planning and an operational proposal for the facility in August 2022. The original anticipated costs for the project were approximately **\$7M**.

OTDA, the state agency in charge of certifying a future permanent facility in accordance with shelter environmental standards ([NYCRR-NY 491.18](#)), visited the site five months later in November 2022. The property is located in an IM – Industrial Mixed zoning area of the City. More information on this area can be found on the [City Planning and Zoning website](#).¹ The schematic design summary mentions many updates that are necessary due to the need to change the use of the building from a business to a transient residential facility. The change of use requires the need for full compliance with building code requirements, resulting in much higher costs than initially anticipated. Tinkelman Architecture, PLLC completed the schematic design work and estimated the construction and renovation cost at approximately **\$11.5M**.

¹ Per a letter from the County's Department of Law to the Corporation Counsel of the City of Poughkeepsie from March 8, 2022, the County asserts it is "immune from the application of City of Poughkeepsie planning and zoning rules and regulations" pursuant to the *Matter of County of Monroe (City of Rochester)*, 72 NY2d 338 (1988).

IX. 26 OAKLEY STREET, CONTINUED

In January 2023, the County began to consider 150 North Hamilton Street as a temporary solution while seeking alternatives to the Oakley Street site. In March 2023, Former County Executive O'Neil stated, "The high costs and challenges relating to creation of our Emergency Housing Facility have made 26 Oakley Street a less viable option for the County. However, we do have other alternatives for the site, including possible sale to the Poughkeepsie City School District." However, the sale of the property did not occur.

FINDINGS:

- There was no solicitation process for potential shelter locations before choosing a location, nor was there evidence of other properties being evaluated in the same manner as 26 Oakley Street. Further, 26 Oakley Street was selected and originally presented to the Legislature without a comparison of eligible properties. Although not required by policy or legislation, it is best practice for all approving parties, including the County Legislature, to compare potential sites for large capital investments that will result in ongoing, long-term operational expenses using taxpayer funds. If the original RFP issued in January for 26 Oakley had been awarded, a more accurate construction estimate could have been provided to the Legislature.
- Our review found the County does not have written policies and procedures for property acquisition.
- A comprehensive review of OTDA standards for the requirements of the proposed facility was not completed before the purchase.

RECOMMENDATIONS:

- To ensure best practices, the County should advertise its need for space to encourage an open and competitive process consistent with other governmental purchasing activities.
- The development of a formal policy should be established and require due diligence in the examination of acquisition options. A substantive cost analysis of potential properties should be documented and presented to the Legislature for public review and comment.
- Full due diligence should be conducted to evaluate properties in order to present an accurate scope and funding requirements when requesting approval by the County Legislature.

IX. 26 OAKLEY STREET, CONTINUED

Account	Account Description	2020	2021	2022	2023	2024
REVENUE						
A.1620.24100.00	Rental of Real Property General			\$51,833	0	0
H0587.1620.40890.04	Other Federal Aid American Rescue Plan (ARP)			2,256,771	66,941	0
REVENUE TOTALS		\$0	\$0	\$2,308,604	\$66,941	\$0
EXPENSE						
A.1620.4105	Bldg & Maint Parts, Supp & Tools			\$99	\$136	\$1,023
A.1620.4160	Office Supplies			0	0	62
A.1620.4210	Gas-Public Utilities			2,962	6,399	3,732
A.1620.4220	Electric-Light & Power			8,296	12,602	7,940
A.1620.4240	Water			1,374	4,917	5,481
A.1620.4401.105	Professional Services Consultants			12,700	22,570	0
A.1620.4460	Comm Printing			0	198	0
A.1620.4609	Maint -Service Contracts			167	599	5,284
A.1620.4613	Repairs/Alt to Real Prop			983	720	6,388
H0587.1620.3102	Building Acquisition			2,109,852	0	0
H0587.1620.4401.105	Professional Services Consultants			123,470	41,382	0
H0587.1620.4680.98	Taxes on Property County Owned			23,449	25,559	0
EXPENSE TOTALS		\$0	\$0	\$2,283,351	\$115,083	\$29,910

X. 150 NORTH HAMILTON STREET

Faced with higher than projected construction costs for 26 Oakley Street, the County began to consider other temporary locations as they sought options for an alternative permanent location.

In 2019, the task force considered establishing a future housing authority at 150 North Hamilton Street, which would have taxing authority to raise funds for housing and strengthen the Housing First Initiative. This initiative focuses on placing the homeless into housing first without preconditions or barriers and offering voluntary supportive services. At this time, the Justice and Transition Center (JTC) construction project was in progress, and the task force anticipated that the 150 North Hamilton Street location would eventually become vacant. The old jail building at 150 North Hamilton Street was vacated when the JTC facility opened in March 2024.

X. 150 NORTH HAMILTON STREET, CONTINUED

In January 2023, a feasibility study was commissioned for the 1995 jail building at 150 North Hamilton Street. Resolution #2023123, adopted on June 14, 2023, established capital project (H0613) and authorized the design, engineering, and construction management services for 150 North Hamilton Street. Design plans estimated construction costs at approximately **\$3M** to convert this building into temporary housing and case management services. **\$388,780** was expended under this project for those professional consulting services. The chart of revenue and expenses below shows the money expended under this project and additional expenses from the County's general operating fund for maintenance, repairs, and utilities for the 150 North Hamilton Street building, including expenses that support the case workers for the PODs residents. The design plans for this location can be used in the future for any type of housing plan, as stated in Dutchess Invests, the plan for the County's spending of American Rescue Plan (ARP) funds, toward long-term investments.

Account	Account Description	2020	2021	2022	2023	2024
REVENUE						
H0613.1620.40890.04	Other Federal Aid American Rescue Plan (ARP)	\$0	\$0	\$0	\$322,555	\$66,225
REVENUE TOTALS		\$0	\$0	\$0	\$322,555	\$66,225
EXPENSE						
A.1620.4105	Bldg & Maint Parts, Supp & Tools	\$0	\$0	\$0	558	\$0
A.1620.4210	Gas-Public Utilities	0	0	0	5,966	0
A.1620.4220	Electric-Light & Power	0	0	0	45,091	0
A.1620.4240	Water	0	0	0	8,138	0
A.1620.4401.105	Professional Services Consultants	0	0	14,500	0	0
A.1620.4606	Janitorial Services	0	0	0	4,247	0
A.1620.4613	Repairs/Alt to Real Prop	0	0	0	8,167	0
A.6010.4613	Repairs/Alt to Real Prop*	0	0	0	135,735	0
H0613.1620.4401.105	Professional Services Consultants	0	0	0	322,555	66,225
EXPENSE TOTALS		\$0	\$0	\$14,500	\$530,457	\$66,225
<i>*Costs in support of the PODs.</i>						

XI. HOMELESS HOUSING AND ASSISTANCE GRANT

In August 2023, the County applied for a **\$15M** NYS Homeless Housing and Assistance (HHAP) grant. The application was location specific to 26 Oakley Street for 99 emergency beds for singles in 15 units or sleeping rooms. The proposed staffing in the application is a full-time on-site director, 5 case managers with 2 support staff, 2 mental health and substance use social workers, as well as a full-time on-site maintenance person. All staff would be employed by the County. An RFP will go out for an operator to manage the day-to-day operations of the facility, such as guest services, meals, and laundry. In April 2024, OTDA awarded the HHAP grant in the amount of **\$13,023,795** for 26 Oakley Street, and the Legislature authorized acceptance of this grant via Resolution #2024132 (H0639). The application has been granted an extension through September 2026. **Exhibit II** provides a Development Budget Summary; the “HHAP” column accounts for the grant award funds, while the “Other Source 1” column shows the expenses from the general fund at the time of the application. **Exhibit III** is a chart of Projected Annual Expenses for seven years.

Account	Account Description	2022	2023	2024
REVENUE				
H0639.6010.30890.40	Other St Aid HHAP Grant	\$0	\$0	\$24,197
REVENUE TOTALS		\$0	\$0	\$24,197
EXPENSE				
H0639.6010.4401.105	Professional Services Consultants	\$0	\$0	\$24,197
EXPENSE TOTALS		\$0	\$0	\$24,197

XII. CURRENT POSITION

The Department of Community and Family Services currently has a website for information on the future [Oakley Street Housing Support Center](#) and will continue to develop it as the project evolves. This site also includes links to grant information and previous Dutchess County news releases about the facility. Per the aforementioned site, the County's goal is to create a facility and program that "provides critical temporary housing with supportive services in one location to help people overcome the obstacles that have caused them to experience homelessness, while transitioning them into permanent housing." The plan for this space is to also have services which address underlying reasons for their homelessness, such as mental health support and substance abuse services, life skills development, education, and job training/employment services. These services will have an interdisciplinary approach to achieving goals and strive for permanent housing.

The former 1995 jail building and the PODs located at 150 N Hamilton Street are still being utilized to serve and house single homeless individuals. Sheltering of the homeless is being facilitated in the PODs, and case managers are using the first floor of the building. Having services available at the site of the shelter is part of the planned program for Oakley Street and has been implemented at the PODs.

Recent announcements in 2025 from the County and City of Poughkeepsie, which are outside the scope of this audit, include the City and County working on a Letter of Intent, which designated 26 Oakley Street as a women and family shelter, and a 40-year period without additional facilities in the City, which the City signed. However, the County decided not to sign this Letter of Intent and move forward with their original plan, as the HHAP grant is location specific and cannot be transferred to another project. According to an article from the Poughkeepsie Journal in September 2025, the City has filed a federal civil rights lawsuit against Dutchess County and County Executive Sue Serino seeking to stop plans for housing at 26 Oakley Street for single individuals.

XIII. DEPARTMENT RESPONSE

SUE SERINO
COUNTY EXECUTIVE



22 Market Street
Poughkeepsie, NY 12601
Phone: 845-486-2000

DUTCHESS COUNTY GOVERNMENT

February 13, 2026

Dan Aymar-Blair, Comptroller
22 Market Street, 4th Floor
Poughkeepsie, NY 12601

Dear Comptroller Aymar-Blair:

Thank you for the opportunity to respond to your report on the County's work on sheltering solutions for the homeless, including the use of the County owned PODS and the development of the new Housing Support Center at 26 Oakley Street in Poughkeepsie.

While the planning, acquisition, and grant applications for these projects predate my administration, I have the duty and obligation to address homelessness effectively and compassionately within the constraints and realities before us. We are making important progress, reflecting the effectiveness and dedication of our Department of Community & Family Services' (DCFS) strategies under the leadership of Commissioner Sabrina Jaar-Marzouka.

As you know, the County currently houses a daily average of 95 individuals in the PODS, which have reached the end of their useful life. This reality, combined with rising maintenance costs and increasing operational risks, makes it imperative that we take action to ensure the safety, stability, and dignity of those we serve.

Upon taking office, I chose to first meet with departments, evaluate available options, and fully assess the situation rather than immediately advancing the prior administration's plan. I directed DCFS to implement intensive case management using available space in the former jail. This has been very successful, reducing the PODS census from a daily average of 128 people in 2023 to 95 individuals today. Since October 2024, our case management team have helped 79 people transition from the PODS into assisted, transitional, or permanent housing. These outcomes demonstrate that hands-on, coordinated case management works and should inform our long-term strategy.

The Oakley Street project, supported and funded by New York State, builds on that success and enables us to fully implement an evidence-based model designed to improve long-term outcomes by providing coordinated access to mental health services, substance use treatment, and intensive case management to address underlying challenges, achieve personal goals, and ultimately secure permanent housing.

XIII. DEPARTMENT RESPONSE, CONTINUED

The property, which previously operated as a Personalized Recovery Oriented Services (PROS) site, providing daily rehabilitation, treatment, and support services to approximately 75 to 100 adults, will be reconstructed to the Office of Temporary and Disability Assistance's (OTDA) shelter requirements. These requirements were reviewed prior to purchase through direct communication with OTDA to ensure eligibility for certification as a shelter. Certification is financially significant, as it enables reimbursement revenue to help offset operational costs.

Thank you for your diligence in preparing this report. I am confident that this transitional housing facility will have a meaningful and lasting impact, and I remain committed to its thoughtful and effective implementation.

Sincerely,



Sue Serino
County Executive

EXHIBIT I - SHELTER FACILITIES, MOTELS & RATES

Shelter/Motel			Rates per Night				
			2020	2021	2022	2023	2024
City of Poughkeepsie Shelter CHI Rose Street			\$67.00	\$67.00	\$67.00	\$67.00	\$67.00
City of Poughkeepsie Shelter CHI N Hamilton St East			\$136.47	\$136.47	\$136.47	\$136.47	\$136.47
Hyde Park Shelter CHI Vanderbilt**			\$147.00	\$147.00	\$147.00	\$147.00	\$147.00
Hyde Park Shelter Pathways Community Services			\$139.00	\$139.00	\$159.00	\$159.00	\$159.00
Town of Poughkeepsie Shelter Hudson River Lodging*			\$143.00	\$143.00	\$143.00	\$160.00	\$160.00
Town of Poughkeepsie Shelter May's House*			\$0	\$0	\$0	\$160.00	\$160.00
City of Poughkeepsie Motel Days Inn (1)			\$105.00	\$0	\$0	\$0	\$0
City of Poughkeepsie Motel Quality Inn/Rodeway Inn (1)			\$0	\$0	\$125.00	\$125.00	\$125.00
Fishkill Motel Holiday Inn Express - Fishkill***			\$146.14	\$146.14	\$0	\$0	\$0
Fishkill Motel Towne Inn			\$0	\$75.00	\$75.00	\$75.00	\$75.00
Highland Motel Atlas Motor Lodge**			\$90.00	\$90.00	\$90.00	\$0	\$0
Highland Motel Mid Hudson Inn			\$0	\$0	\$110.00	\$110.00	\$0
Highland Motel Ulster Inn			\$100.00	\$125.00	\$110.00	\$110.00	\$0
Hyde Park Motel Golden Manor Motel**			\$0	\$0	\$0	\$110.00	\$110.00
Hyde Park Motel Inn at Hyde Park**			\$100.00	\$100.00	\$110.00	\$110.00	\$110.00
Hyde Park Motel Quality Inn			\$70.00	\$70.00	\$70.00	\$70.00	\$85.00
Newburgh Motel Hudson Valley Inn**			\$100.00	\$100.00	\$0	\$0	\$0
Pleasant Valley Motel Pleasant Valley Motel			\$65.00	\$65.00	\$65.00	\$65.00	\$65.00
Poughquag Motel Pine Grove Motel**			\$65.00	\$65.00	\$70.00	\$75.00	\$80.00
Poughkeepsie Motel Holiday Inn			\$0	\$0	\$106.00	\$0	\$0
Rhinebeck Motel Rhinebeck Village Inn***			\$0	\$0	\$0	\$0	\$149.00
Town of Poughkeepsie Motel Red Roof Inn***			\$134.36	\$134.36	\$134.36	\$134.36	\$134.36
Per Diem at HRL			\$60.00	\$60.00	\$0	\$0	\$0
*Vendor has varying rates for the year. Rate shown is for January. Rates vary from \$143-453 per night. Higher rates between May and October.							
**Vendor rates vary based on occupancy. Rate shown is for single or base rate.							
***Vendor rates vary based on the day of the week. Rate shown is an average of the daily rates.							
(1) Days Inn is the same location and building as Quality Inn/Rodeway Inn.							

EXHIBIT II - DEVELOPMENT BUDGET SUMMARY

	HHAP	Other Source 1	Other Source 2	Other Source 3	Other Source 4	Other Source 5	TOTAL
A. ACQUISITION							
1. Cost of Building/Land	\$0	\$2,100,000	\$0	\$0	\$0	\$0	\$2,100,000
B. ACQUISITION-RELATED COSTS							
1. Appraisal	\$0	\$2,800	\$0	\$0	\$0	\$0	\$2,800
2. Closing Fees	\$0	\$480	\$0	\$0	\$0	\$0	\$480
3. Title Insurance	\$0	\$8,109	\$0	\$0	\$0	\$0	\$8,109
4. Legal Fees (Related to Acquisition)	\$0	\$5,155	\$0	\$0	\$0	\$0	\$5,155
5. Other (Define)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6. TOTAL LINES 1-5	\$0	\$16,544	\$0	\$0	\$0	\$0	\$16,544
C. CONSTRUCTION COSTS							
1. Construction/Rehabilitation**	\$10,228,174	\$0	\$0	\$0	\$0	\$0	\$10,228,174
2. Contingency (5% new; 10% rehab)	\$1,022,817	\$0	\$0	\$0	\$0	\$0	\$1,022,817
3. Construction Manager Fee (3.7%)	\$366,024	\$9,965	\$0	\$0	\$0	\$0	\$375,989
4. TOTAL LINES 1-3	\$11,617,015	\$9,965	\$0	\$0	\$0	\$0	\$11,626,980
D. PROFESSIONAL SERVICE FEES							
1. Architectural	\$635,924	\$135,838	\$0	\$0	\$0	\$0	\$771,762
2. Legal Fees (Unrelated to Acquisition)	\$0	\$140,000	\$0	\$0	\$0	\$0	\$140,000
3. Consultant*	\$0	\$4,339	\$0	\$0	\$0	\$0	\$4,339
4. Developer's Fee*	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5. Environ.Engineering - Phase I, II air monitoring	\$76,252	\$2,200	\$0	\$0	\$0	\$0	\$78,452
6. Other-Spec.Inspections, Env. Engineering, Ge	\$188,900	\$0	\$0	\$0	\$0	\$0	\$188,900
7. TOTAL LINES 1-6	\$901,076	\$282,377	\$0	\$0	\$0	\$0	\$1,183,453
*Refer to maximum limits allowed by RFP.							
**Original cost estimate dated December 15 and 16, 2022 was priced for April 2023. A 10% cost escalation allowance has been added based on bidding in Fall 2024.							

EXHIBIT II - DEVELOPMENT BUDGET SUMMARY, CONTINUED

	HHAP	Other Source 1	Other Source 2	Other Source 3	Other Source 4	Other Source 5	TOTAL
E. OTHER DEVELOPMENT COSTS							
1. Survey	\$0	\$5,200	\$0	\$0	\$0	\$0	\$5,200
2. Asbestos/Lead Testing	\$0	\$11,548	\$0	\$0	\$0	\$0	\$11,548
3. Owners Insurance for Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4. Tax Exemption Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5. Asbestos/Lead Abatement, Monitoring (included in construction budget)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6. Other - Project Labor Agreement Study	\$0	\$7,500	\$0	\$0	\$0	\$0	\$7,500
7. TOTAL LINES 1-6	\$0	\$24,248	\$0	\$0	\$0	\$0	\$24,248
F. TOTAL DEVELOPMENT COST (B-E)	\$12,518,091	\$333,134	\$0	\$0	\$0	\$0	\$12,851,225
G. OTHER THAN PROJECT COSTS							
1. Furniture and Equipment	\$255,704	\$0	\$0	\$0	\$0	\$0	\$255,704
2. Start-up Costs	\$250,000	\$0	\$0	\$0	\$0	\$0	\$250,000
3. Replacement Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4. Operating Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5. TOTAL LINES 1-4	\$505,704	\$0	\$0	\$0	\$0	\$0	\$505,704
H. TOTAL PROJECT COST (A+F+G)	\$13,023,795	\$2,433,134	\$0	\$0	\$0	\$0	\$15,456,929
<i>"HHAP" Column accounts for the grant award funds while the "Other Source 1" column shows the expenses from the general fund at the time of the application.</i>							

EXHIBIT III - PROJECTED ANNUAL EXPENSES FOR SEVEN YEARS

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	% Change
A. OPERATING BUDGET								
1. Real Estate Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
2. Water & Sewer Tax	\$1,200	\$1,236	\$1,273	\$1,311	\$1,350	\$1,391	\$1,433	3.00%
3. Fire/Liability/Other Insurance	\$3,000	\$3,090	\$3,183	\$3,278	\$3,376	\$3,477	\$3,581	3.00%
4. Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
5. Utilities	\$69,000	\$71,070	\$73,202	\$75,398	\$77,660	\$79,990	\$82,390	3.00%
6. Exterminating	\$2,000	\$2,060	\$2,122	\$2,186	\$2,252	\$2,320	\$2,390	3.00%
7. Carting	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	3.00%
8. Repairs and Maintenance	\$26,000	\$26,780	\$27,583	\$28,410	\$29,262	\$30,140	\$31,044	3.00%
9. Legal and Accounting	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,797	\$5,971	3.00%
10. Fire alarm/extinguisher inspection/monitoring	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956	\$7,165	3.00%
11. SUBTOTAL LINES 1-10	\$127,200	\$131,016	\$134,947	\$138,994	\$143,164	\$147,460	\$151,885	
12. Replacement Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
13. Operating Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
14. Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
15. Maintenance Payroll	\$89,102	\$91,775	\$94,528	\$97,364	\$100,285	\$103,294	\$106,393	3.00%
TOTAL LINE 11+ LINES 12-15	\$216,302	\$222,791	\$229,475	\$236,358	\$243,449	\$250,754	\$258,278	
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	
B. PROGRAM BUDGET								
1. Support Services Payroll	\$997,312	\$1,027,231	\$1,058,048	\$1,089,789	\$1,122,483	\$1,156,157	\$1,190,842	3.00%
2. Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
3. Food	\$265,000	\$272,950	\$281,139	\$289,573	\$298,260	\$307,208	\$316,424	3.00%
4. Program Admin Costs	\$9,830	\$10,125	\$10,429	\$10,742	\$11,064	\$11,396	\$11,738	3.00%
5. Other Program Costs	\$2,835,958	\$2,921,037	\$3,008,668	\$3,098,928	\$3,191,896	\$3,287,653	\$3,386,283	3.00%
TOTAL LINES 1-5	\$4,108,100	\$4,231,343	\$4,358,284	\$4,489,032	\$4,623,703	\$4,762,414	\$4,905,287	
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	
C. ANNUAL DEBT SERVICE								
1. Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL A+B+C	\$4,324,402	\$4,454,134	\$4,587,759	\$4,725,390	\$4,867,152	\$5,013,168	\$5,163,565	

APPENDIX I - GLOSSARY OF TERMS

American Rescue Plan: A federal supplement funding program implemented in response to the COVID-19 pandemic to help Americans respond and recover from economic impacts of the pandemic.

Assessment: The evaluation of an individual's or family's housing and housing-related needs.

Due Diligence: Reasonable steps taken by a person in order to satisfy a legal requirement, especially in buying or selling something.

Emergency/Executive Order: A suspension of normal operations during an emergency by government leadership in order to maintain public safety.

Emergency Shelter: Short-term housing accompanied by support services in which the individual/family being housed does not have a lease. Such shelter includes short-term housing provided in a shelter built specifically for this purpose, or in other short-term housing such as that provided by a hotel or motel paid for by the social services district or not-for-profit agency.

Feasibility Study: A comprehensive analysis of the practicality and potential success of a proposed project that assesses costs, benefits, risks, and necessary resources.

Homeless Undomiciled and unable to secure or maintain permanent and stable housing without assistance, as determined by the Office of Temporary and Disability Assistance (OTDA). This definition excludes persons who are living double-up with friends or with family.

Interdisciplinary: The practice of combining or involving two or more professions, departments, or the like.

Office of Temporary and Disability Assistance (OTDA): A New York State agency which is responsible for supervising programs that provide assistance and support to eligible families and individuals. Their mission is "to help vulnerable New Yorkers meet their essential needs and advance economically by providing opportunities for stable employment, housing, and nutrition."

Permanent Housing: Community-based housing without a designated length of stay. To be permanent housing, the program participant must be the tenant on a lease for a term of at least one year, which is renewable for terms that are a minimum of one month long, and is terminable only for cause.

Point-in-Time (PIT) Count: A count of sheltered and unsheltered homeless persons carried out on one night in the last 10 calendar days of January or at such other time as required by either the United States Department of Housing and Urban Development or OTDA.

Public Housing Authority/Agency (PHA): Public agency charged with providing housing to the most vulnerable populations in their community by following federal regulations and through federal funding sources.

Transitional Housing: Where all program participants have signed a lease or occupancy agreement, the purpose of which is to facilitate the movement of homeless individuals and families into permanent housing.

U.S Census Bureau: A federal agency that provides data about the nation's people and economy.

U.S. Department of Housing and Urban Development (US HUD): A federal agency that administers programs that provide housing and community development assistance, as well as ensuring fair and equal housing opportunities for all.

OFFICE OF THE DUTCHESS COUNTY COMPTROLLER
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